



Torvill Drive,
, Nottingham
NG8 2BU

£300,000 Freehold



A well presented three bedroom detached bungalow with a detached garage.

Situated in a well established and sought-after residential location, within easy reach of a range of local shops and amenities including; schools, shops, transport links and Wollaton Hall and Deer Park. This fantastic property is considered an ideal opportunity for a variety of potential purchaser including those looking to downsize or relocate to this popular and convenient location.

In brief the internal accommodation comprises; entrance hall, living room, kitchen, conservatory, three bedrooms (one currently being used a dining room) and a bathroom.

Outside to the front of the property there is a block paved driveway providing off road car standing with the detached garage beyond and access to the rear garden which is mainly laid to lawn and features a paved patio seating area, mature shrubs, stocked beds and borders and is enclosed with timber fencing.

Offered to the market with the benefit of gas central heating throughout this delightful property is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed entrance door to the side, Amtico flooring, useful attic access and storage cupboard housing the boiler.

Living Room

17'6" x 10'8" (5.34m x 3.27m)

UPVC double glazed bay window to front, UPVC double glazed window to the side, carpet flooring, feature gas fireplace and radiator.

Kitchen

10'9" x 8'5" (3.28m x 2.57m)

Fitted with a range of wall, base and drawer units, rolled edge work surfacing, inset Butlers sink with drainer, stainless steel integrated double oven, inset gas hob with extractor fan over, space and plumbing for a washing machine, integrated fridge, tiled flooring, spot lights to ceiling, wall mounted heated rail, UPVC double glazed window the side and UPVC double glazed door to the side.

Bedroom One

13'8" x 9'0" (4.17m x 2.75m)

UPVC double glazed window to the front, laminate flooring and radiator.

Bedroom Two

12'7" x 10'0" (3.84m x 3.06m)

UPVC double glazed window to the rear, carpet flooring and radiator.

Bedroom Three/Dining Room

12'4" x 7'0" (3.77m x 2.15m)

Laminate flooring, fitted wardrobes, radiator and UPVC double glazed French doors leading to the conservatory.

Conservatory

11'0" x 10'0" (3.36m x 3.07m)

UPVC and brick construction, tiled flooring and UPVC double glazed door leading into the rear garden.

Bathroom

Fitted with a three piece suite comprising; panelled bath with shower over and glass screen, wash hand basin inset into vanity unit, low level WC, tiling to walls and floor,

spot lights to ceiling, wall mounted heated towel rail and obscured UPVC double glazed window to the side.

Outside

Outside to the front of the property there is a block paved driveway providing off road car standing with the detached garage beyond and access to the rear garden which is mainly laid to lawn and features a paved patio seating area, mature shrubs, stocked beds and borders and is enclosed with timber fencing.

Council Tax Band

Nottingham City Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		53	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.